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| GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT | LEASE AMENDMENT NO. 49 |
| ADDRESS OF PREMISES 301 N. Stonestreet Avenue Rockville, Maryland 20850 | TO LEASE NO. GS-11P-LMD30126 PDN Number: |

THIS AMENDMENT is made and entered into between **North Stonestreet, LLC**

whose address is 358 Broadway, Suite 403
Saratoga Springs, New York 12866

hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease.

NOW THEREFORE, these parties for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended effective July 2, 2020, upon execution by the Government as follows:

This Lease Amendment (LA) Number 49 is hereby issued to extend the Lease Term by **twenty-six (26) months and twenty-nine (29) days**, commencing July 2, 2020, and ending September 30, 2022 ("Extension Term").

1. **Premises:** During the Extension Term, the premises covered by this Lease shall remain unchanged for a total of 48,316 BOMA rentable square feet (RSF) yielding 48,316 ANSI BOMA Office Area Square Feet (ABOA SF) of office and warehouse space in the building located at 301 N. Stonestreet Avenue, Rockville, Maryland 20850.
2. **Annual Rent:** Effective July 2, 2020, the annual rent shall be **\$1,159,584.00** (\$24.00 x 48,316 RSF), payable at the rate of **\$96,632.00** per month in arrears. This annual rent is inclusive of a base for operating costs and real estate taxes, and will be subject to adjustments as further detailed in this LA.

This Lease Amendment contains 2 pages

All other terms and conditions of the Lease shall remain in force and effect.
IN WITNESS WHEREOF, the parties subscribed their names as of the below date.

FOR THE LESSOR:

North Stonestreet, LLC

Signature: **(b) (6)**

Name: TRUSY BOULIA

Title: Secretary

Date: 9-20-2022

FOR THE GOVERNMENT:

DocuSigned by:

James Phelan

Signature: James Phelan

Name: James Phelan

Title: Lease Contracting Officer

Date: 10/31/2022

GSA, Public Buildings Service

WITNESSED FOR THE LESSOR BY:

Signature: **(b) (6)**

Name: AMIR WATKINS

Title: Executive Assistant

Date: 9/20/2022

3. **Operating Expenses:** The base operating cost remains unchanged at (b) (4). The current operating rent amount of (b) (4) included in the above annual rent is inclusive of operating cost adjustments through 2019. Per this LA, during the Extension Term, the first CPI adjustment shall be due on October 24, 2020, by comparing the Index of September 2020 to the Index of September 2019.
4. **Real Estate Taxes (RET):** During the extension term, for the purpose of RET adjustments, the Government percentage of occupancy shall remain 100% (48,316 RSF leased premises / 48,316 RSF total building). The Real Estate Tax Base remains unchanged at \$51,884.38.
5. **Broker Commission and Commission Credit:** CBRE, Inc. is the authorized real estate Broker representing the Government in connection with this Lease Extension. The total Commission amount has been established as (b) (4) due upon execution of this LA. Only (b) (4) of this Commission amount will be payable by the Lessor to CBRE, Inc. The remaining balance of (b) (4) shall be applied as a one-time credit/abatement against rent due to the Lessor for the first month of this extension term as indicated below:
- Month 1 Rental Payment of \$96,632.00 minus Commission Credit of (b) (4) adjusted 1st Month's Rent
6. **General Clauses:** FAR Clause 52.204-25, titled "Prohibition on Contracting for Certain Telecommunications and Video Surveillance Service or Equipment (AUG 2020) – Attachment #1" and attached to this LA, shall be added to the General Clauses (GSA Form 3517B) of the Lease.

Attachment #1: FAR Clause 52.204-25 (3 Pages)

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52.204-25 Prohibition on Contracting for Certain Telecommunications and Video Surveillance Services or Equipment (Aug 2020)

(a) *Definitions.* As used in this clause—

Backhaul means intermediate links between the core network, or backbone network, and the small subnetworks at the edge of the network (e.g., connecting cell phones/towers to the core telephone network). Backhaul can be wireless (e.g., microwave) or wired (e.g., fiber-optic, coaxial cable, Ethernet).

Covered foreign country means The People's Republic of China.

Covered telecommunications equipment or services means—

(1) Telecommunications equipment produced by Huawei Technologies Company or ZTE Corporation (or any subsidiary or affiliate of such entities);

(2) For the purpose of public safety, security of Government facilities, physical security surveillance of critical infrastructure, and other national security purposes, video surveillance and telecommunications equipment produced by Hytera Communications Corporation, Hangzhou Hikvision Digital Technology Company, or Dahua Technology Company (or any subsidiary or affiliate of such entities);

(3) Telecommunications or video surveillance services provided by such entities or using such equipment; or

(4) Telecommunications or video surveillance equipment or services produced or provided by an entity that the Secretary of Defense, in consultation with the Director of National Intelligence or the Director of the Federal Bureau of Investigation, reasonably believes to be an entity owned or controlled by, or otherwise connected to, the government of a covered foreign country.

Critical technology means—

(1) Defense articles or defense services included on the United States Munitions List set forth in the International Traffic in Arms Regulations under subchapter M of chapter I of title 22, Code of Federal Regulations;

(2) Items included on the Commerce Control List set forth in Supplement No. 1 to part 774 of the Export Administration Regulations under subchapter C of chapter VII of title 15, Code of Federal Regulations, and controlled—

(i) Pursuant to multilateral regimes, including for reasons relating to national security, chemical and biological weapons proliferation, nuclear nonproliferation, or missile technology; or

(ii) For reasons relating to regional stability or surreptitious listening;

(3) Specially designed and prepared nuclear equipment, parts and components, materials, software, and technology covered by part 810 of title 10, Code of Federal Regulations (relating to assistance to foreign atomic energy activities);

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(4) Nuclear facilities, equipment, and material covered by part 110 of title 10, Code of Federal Regulations (relating to export and import of nuclear equipment and material);

(5) Select agents and toxins covered by part 331 of title 7, Code of Federal Regulations, part 121 of title 9 of such Code, or part 73 of title 42 of such Code; or

(6) Emerging and foundational technologies controlled pursuant to section 1758 of the Export Control Reform Act of 2018 (50 U.S.C. 4817).

Interconnection arrangements means arrangements governing the physical connection of two or more networks to allow the use of another's network to hand off traffic where it is ultimately delivered (e.g., connection of a customer of telephone provider A to a customer of telephone company B) or sharing data and other information resources.

Reasonable inquiry means an inquiry designed to uncover any information in the entity's possession about the identity of the producer or provider of covered telecommunications equipment or services used by the entity that excludes the need to include an internal or third-party audit.

Roaming means cellular communications services (e.g., voice, video, data) received from a visited network when unable to connect to the facilities of the home network either because signal coverage is too weak or because traffic is too high.

Substantial or essential component means any component necessary for the proper function or performance of a piece of equipment, system, or service.

(b) *Prohibition.*

(1) Section 889(a)(1)(A) of the John S. McCain National Defense Authorization Act for Fiscal Year 2019 (Pub. L. 115-232) prohibits the head of an executive agency on or after August 13, 2019, from procuring or obtaining, or extending or renewing a contract to procure or obtain, any equipment, system, or service that uses covered telecommunications equipment or services as a substantial or essential component of any system, or as critical technology as part of any system. The Contractor is prohibited from providing to the Government any equipment, system, or service that uses covered telecommunications equipment or services as a substantial or essential component of any system, or as critical technology as part of any system, unless an exception at paragraph (c) of this clause applies or the covered telecommunication equipment or services are covered by a waiver described in FAR [4.2104](#).

(2) Section 889(a)(1)(B) of the John S. McCain National Defense Authorization Act for Fiscal Year 2019 (Pub. L. 115-232) prohibits the head of an executive agency on or after August 13, 2020, from entering into a contract, or extending or renewing a contract, with an entity that uses any equipment, system, or service that uses covered telecommunications equipment or services as a substantial or essential component of any system, or as critical technology as part of any system, unless an exception at paragraph (c) of this clause applies or the covered telecommunication equipment or services are covered by a waiver described in FAR 4.2104. This prohibition applies to the use of covered telecommunications equipment or services, regardless of whether that use is in performance of work under a Federal contract.

(c) *Exceptions.* This clause does not prohibit contractors from providing—

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(1) A service that connects to the facilities of a third-party, such as backhaul, roaming, or interconnection arrangements; or

(2) Telecommunications equipment that cannot route or redirect user data traffic or permit visibility into any user data or packets that such equipment transmits or otherwise handles.

(d) Reporting requirement.

(1) In the event the Contractor identifies covered telecommunications equipment or services used as a substantial or essential component of any system, or as critical technology as part of any system, during contract performance, or the Contractor is notified of such by a subcontractor at any tier or by any other source, the Contractor shall report the information in paragraph (d)(2) of this clause to the Contracting Officer, unless elsewhere in this contract are established procedures for reporting the information; in the case of the Department of Defense, the Contractor shall report to the website at <https://dibnet.dod.mil>. For indefinite delivery contracts, the Contractor shall report to the Contracting Officer for the indefinite delivery contract and the Contracting Officer(s) for any affected order or, in the case of the Department of Defense, identify both the indefinite delivery contract and any affected orders in the report provided at <https://dibnet.dod.mil>.

(2) The Contractor shall report the following information pursuant to paragraph (d)(1) of this clause

(i) Within one business day from the date of such identification or notification: the contract number; the order number(s), if applicable; supplier name; supplier unique entity identifier (if known); supplier Commercial and Government Entity (CAGE) code (if known); brand; model number (original equipment manufacturer number, manufacturer part number, or wholesaler number); item description; and any readily available information about mitigation actions undertaken or recommended.

(ii) Within 10 business days of submitting the information in paragraph (d)(2)(i) of this clause: any further available information about mitigation actions undertaken or recommended. In addition, the Contractor shall describe the efforts it undertook to prevent use or submission of covered telecommunications equipment or services, and any additional efforts that will be incorporated to prevent future use or submission of covered telecommunications equipment or services.

(e) *Subcontracts*. The Contractor shall insert the substance of this clause, including this paragraph (e) and excluding paragraph (b)(2), in all subcontracts and other contractual instruments, including subcontracts for the acquisition of commercial items.

(End of clause)

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